

035.0

0004

0017.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
886,800 / 886,800
886,800 / 886,800
886,800 / 886,800
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FINNEGAN JACQUELINE	
Owner 2: MILLER THOMAS	
Owner 3:	

Street 1: 13 NORCROSS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KENDIG SAMUEL H & -

Owner 2: KADOR HEIDI -

Street 1: 13 NORCROSS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .229 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Vinyl Exterior and 2348 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9962		Sq. Ft.	Site		0	64.	0.72	3									460,069						460,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9962.000	426,700		460,100	886,800		24707
							GIS Ref
							GIS Ref
							Insp Date
							08/23/16

PREVIOUS ASSESSMENT		Parcel ID		035.0-0004-0017.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	426,700	0	9,962.
2021	101	FV	389,600	300	9,962.
2020	101	FV	389,600	300	9,962.
2019	101	FV	286,700	300	9,962.
2018	101	FV	295,600	300	9,962.
2017	101	FV	254,900	300	9,962.
2016	101	FV	254,900	300	9,962.
2015	101	FV	229,600	300	9,962.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
KENDIG SAMUEL H	77129-463	1	3/3/2021		1,150,000
SENESI JOHN M &	58986-40		4/30/2012		436,000
SENESI RONALD S	58986-38		4/30/2012	Convenience	No No
SENESI JOHN	23863-573		11/4/1993		160,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/25/2016	1307	Addition		O				mud rm 1st+master	6/23/2021	SQ Mailed	MM	Mary M											
4/23/2015	382	Redo Bat	18,000					2nd floor bath rem	3/17/2021	Permit Visit	DGM	D Mann											
2/26/2014	142	Redo Kit	73,400	O					9/3/2018	Fieldrev-Chg	PH	Patrick H											
12/5/2013	1775	Re-Roof	5,678	C					8/23/2016	Measured	DGM	D Mann											
6/26/2012	791	Manual	2,200					BEAM	8/23/2016	Permit Visit	DGM	D Mann											
									8/23/2016	Left Notice	DGM	D Mann											
									6/9/2014	External Ins	PC	PHIL C											
									3/7/2014	Info Fm Prmt	EMK	Ellen K											
									2/6/2014	Info Fm Prmt	EMK	Ellen K											

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 6 - Colonial	2A - 2 Sty +Attic	1	Total: 1	Full Bath: 2	Rating: Very Good	SCUTTLE HOLE.																							
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																								
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																								
Frame: 1 - Wood				1/2 Bath:	Rating:																								
Prime Wall: 4 - Vinyl				A HBth:	Rating:																								
Sec Wall:		%		OthrFix:	Rating:																								
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																							
Color: WHITE				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
View / Desir:				Fpl:	Rating:	Other																							
GENERAL INFORMATION				WSFlue:	Rating:	Upper																							
Grade: C - Average				CONDOS INFORMATION				Lvl 2																					
Year Blt: 1890	Eff Yr Blt:			Location:		Lvl 1																							
Alt LUC:	Alt %:			Total Units:		Lower																							
Jurisdct: G22	Fact:	.		Floor:		REMODELING				RES BREAKDOWN																			
Const Mod:				% Own:		Exterior:	No Unit	RMS	BRS	FL																			
Lump Sum Adj:				Name:		Interior:	1	6	3																				
INTERIOR INFORMATION						Additions:																							
Avg Ht/FL: STD						Kitchen:																							
Prim Int Wal: 2 - Plaster						Baths:																							
Sec Int Wall:		%				Plumbing:																							
Partition: T - Typical						Electric:																							
Prim Floors: 3 - Hardwood						Heating:																							
Sec Floors:		%				General:																							
Bsmnt Flr: 12 - Concrete																													
Subfloor:																													
Bsmnt Gar:																													
Electric: 3 - Typical																													
Insulation: 3 - Typical																													
Int vs Ext: S																													
Heat Fuel: 2 - Gas																													
Heat Type: 1 - Forced H/Air																													
# Heat Sys: 1																													
% Heated: 100	% AC: 100																												
Solar HW: NO	Central Vac: NO																												
% Com Wal	% Sprinkled																												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.0-0004-0017.0												IMAGE													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value											
More: N	Total Yard Items:					Total Special Features:								Total:															